

**VOLUNTARY CLEANUP CONTRACT
15-6344-NRP**

**IN THE MATTER OF
TAYLOR'S SERVICE STATION AND VACANT LAND, AIKEN COUNTY
and
WATER PROPERTY HOLDINGS, LLC**

This Contract is entered into by the South Carolina Department of Health and Environmental Control and Water Property Holdings, LLC with respect to the three non-contiguous parcels located in Graniteville, South Carolina. The Property includes approximately 1.3 acres comprising two parcels: 0.9 acres located on 199 Main Street (Taylor's Service Station) and identified by Tax Map Number 069-06-40-001; and 0.4 acres located on Hickman and Main Street (Vacant Parcel located to the east of Taylor's Service Station, directly across Hickman Street) and identified by Tax Map Number 069-06-04-003. In entering this Contract, the Department relies on the representations contained in the "Non Responsible Party Application for Voluntary Cleanup Contract" of June 4, 2015, and any amendments thereto, by Water Property Holdings, LLC, which is incorporated into this Contract and attached as Appendix A.

AUTHORITY

This Contract is entered into pursuant to the Brownfields/Voluntary Cleanup Program, S.C. Code Ann. § 44-56-710 et seq. (as amended); the South Carolina Hazardous Waste Management Act (HWMA), S.C. Code Ann. § 44-56-10, et seq. (as amended), the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), 42 U.S.C. §§ 9601, et seq., the S.C. State Underground Petroleum Environmental Response Bank Act, S. C. Code Ann. § 44-2-10, et seq. (as amended), and the South Carolina Pollution Control Act, § 48-1-10 et seq.

DEFINITIONS

1. Unless otherwise expressly provided in this Contract, terms used herein shall have

the meaning assigned to them pursuant to the Brownfields/Voluntary Cleanup Program, S.C. Code Ann. §44-56-710 et seq. (as amended), and if not set forth therein, shall have the meaning assigned to them pursuant to the South Carolina Hazardous Waste Management Act, S.C. Code Ann. § 44-56-10, et seq. (as amended), the S.C. Pollution Control Act, S.C. Code Ann. § 48-1-10, et seq. (as amended), the S.C. State Underground Petroleum Environmental Response Bank Act, S.C. Code Ann. § 44-2-10, et seq. (as amended) or the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), 42 U.S.C. §§ 9601, et seq.

- A. "WPH" means Water Property Holdings, LLC.
- B. "Beneficiaries" means WPH's Non-Responsible Party lenders, signatories, parents, subsidiaries, and successors, including new purchasers, lessees, and other parties acquiring an interest in any portion of the Property, but only to the extent that such parties have never been a Responsible Party at the Site.
- C. "Contamination" means the presence of a contaminant, pollutant, hazardous substance, petroleum, or petroleum product.
- D. "Contract" means this Voluntary Cleanup Contract.
- E. "Department" means the South Carolina Department of Health and Environmental Control, or a successor agency of the State of South Carolina that has responsibility for and jurisdiction over the subject matter of this Contract.
- F. "Existing Contamination" shall mean any Contamination present on, or under, the Site as of the execution date of this Contract.

- G. "Property" means the real property as described in the Non Responsible Party Application for Voluntary Cleanup Contract attached as Appendix A, and that is subject to the ownership, prospective ownership, or possessory or contractual interest of WPH or its Beneficiaries.
- H. "Segregated Sources" means drums, tanks, or similar discrete containers that potentially hold substances that may cause Contamination upon release to the environment.
- I. "Site" means all areas where a contaminant, petroleum, or petroleum product has been released, deposited, stored, disposed of, or placed or otherwise comes to be located; "Site" does not include any consumer product in consumer use or any vessel.
- J. "Waste Materials" means any Contamination-causing solid, semi-solid, or liquid material discarded, buried, or otherwise present on the Property, and may include sludge, slag, or solid waste materials such as empty containers and demolition debris or materials containing asbestos, lead-based paint, or petroleum or other contaminants.

FINDINGS

- 2. Based on the information known by or provided to the Department, the following findings are asserted for purposes of this Contract:

- A. Owners and Operators: The owners and operators of the Property include the following:

The Graniteville Company – merged into TXL Prior to 2007

Corporation

Avondale Mills, Inc.

1996 – 2007

Community Environmental Company, LLC

2007 – Present

B. Property and Surrounding Areas:

Parcels 069-06-40-001 and 069-06-04-003 are separated by Hickman Street. They are bounded generally to the north by vacant land and a medical office building; to the south by Main Street; to the east by Main Street, with the Graniteville Fire Department and residences beyond; and to the west by Leitner Street, with Graniteville Specialty Fabrics and Horse Creek beyond. The Taylor's Service Station is located on Parcel 069-06-40-001, while Parcel 069-06-04-003 is vacant land.

Taylor's Service Station

Taylor's Gulf formerly maintained three 2,000-gallon gasoline underground storage tanks (USTs). The Department's UST Permit number is 00253. The USTs were removed from the ground in 1991. A release was reported in 1993 and granted a No Further Action by the Department in 1994.

Taylor's BP installed two 2,000-gallon gasoline USTs and one 6,000 gallon UST in 1991. The Department's UST Permit number is 13793. According to a UST Assessment Report, prepared by Advanced Environmental Options, Inc. dated December 2007, the three USTs were reportedly installed in the same UST pit as those USTs that were removed from the ground in 1991. The USTs were removed from the ground in November 2007 along with a 500-gallon heating oil UST. During the closure of the USTs, 15 soil samples were collected from beneath the USTs, within the pit side walls, and under dispensers and analyzed

for polyaromatic hydrocarbons (PAHs) and benzene, toluene, ethylbenzene, and xylenes (BTEX). According to the analytical results, five of the samples were above the Risk Based Screening Levels (RBSL). A release was reported in January 1998. In June 2008, a monitoring well was installed at the subject property near the UST pit and dispenser lines. During the installation of the well, soil and groundwater samples were collected and analyzed for PAHs, BTEX, and lead. According to the report, none of the samples collected exhibited levels above the RBSLs. Based on this information, the Department granted the site a No Further Action on September 30, 2008.

An in-ground hydraulic lift is located inside one of the three service bays. According to the owner of the service station, the lift is operational and has had no major problems. Moderate staining was present in the area of the lift. The subsurface condition of the hydraulic piping and tanks could not be assessed during the Phase I ESA site reconnaissance. In addition to the service bays, an office and a storage/warehouse are located on this parcel.

A floor drain is located within the western service bay. The drain was covered with plywood. According to service station personnel, the floor drain is not used nor is the outfall location known. Moderate staining was present around the floor drain.

Vacant Parcel

The Vacant Parcel remains undeveloped with no identified RECs.

- C. Applicant Identification: WPH is a Delaware limited liability company with its principal place of business located at 34 Old Ivy Road, Suite 200, Atlanta, Georgia, 30342. WPH affirms that it has the financial resources to conduct the response action pursuant to this Contract.

D. Proposed Redevelopment: WPH will acquire the Property and intends to develop the Property in support of the applicant's redevelopment of other property in the vicinity. TMS 069-06-40-001 (Taylor's Service Station) is currently under lease for use as an automobile maintenance shop. Following transfer of the property, the lease will continue until the redevelopment plans are finalized. Redevelopment of Parcel 069-06-40-001, consistent with the development of other properties in the vicinity, will begin upon termination of the lease.

BONA FIDE PROSPECTIVE PURCHASER STATUS

3. WPH certifies that it and its members are not a current owner of the Property, or parent, successor or subsidiary of a current or past owner of the Property; are not a Responsible Party for the site, or a parent, successor or subsidiary of a Responsible Party for the site; and have not had any involvement with the Property in the past other than activities performed in anticipation of participation in the Voluntary Cleanup Program. WPH also certifies that it and its members are eligible to be a Bona Fide Prospective Purchaser for the Property.

RESPONSE ACTION

4. WPH agrees to conduct the response actions specified in the sub-paragraphs below. An initial Work Plan shall be submitted by WPH, or its designee, within thirty (30) days after the date of execution of this Contract by the Department, or such earlier or later date if approved by the Department's project manager. A Report of the assessment results shall be submitted by WPH, or its designee in accordance with the schedule provided in the initial Work Plan. WPH acknowledges that the assessment may find distributions of Existing Contamination requiring additional assessment and/or corrective action on the Property that cannot be anticipated with this Contract. WPH agrees to perform the additional assessment and/or corrective

action consistent with the intended uses of the Property under the purview of this Contract; however, WPH may seek an amendment of this Contract to clarify its further responsibilities. WPH shall perform all actions required by this Contract, and any related actions of WPH's choosing not expressly required by this Contract, pursuant to Work Plans and/or Addenda approved by the Department.

A. Work Plan Logistics:

- 1). The Work Plan(s) shall set forth a schedule and methods for assessment and corrective action activities detailed herein.
- 2). The Work Plan(s) shall be submitted to the Department in the form of one hard copy and one electronic copy of the entire Work Plan on a compact disk (in .pdf format).
- 3). All activities undertaken pursuant to this Contract shall be consistent with S.C. statutes, regulations, and permitting requirements (e.g., stormwater management and waste disposal regulations). WPH shall identify and obtain the applicable permits before beginning any action.
- 4). The Work Plan(s) shall be in accordance with accepted industry standards and shall be signed and sealed by a Professional Engineer or Professional Geologist duly-licensed in South Carolina.
- 5). The Work Plan(s) shall provide detailed information about the proposed sampling points, collection methods, analytical methods, quality assurance procedures, and other pertinent details of the assessment and/or corrective measures activities consistent with the following:
 - a). Sample collection methodologies shall be consistent with the US EPA Region IV Field Branches Quality System and Technical Procedures.
 - b). All monitoring wells and groundwater sampling points shall be constructed in accordance with 25 S.C. Code Ann. Regs. R.61-71, the South Carolina Well Standards. The Work Plan shall provide sufficient detail to support issuance of the well approvals by the Department.

- c). The laboratory analyses for samples taken pursuant to the Work Plan are specified in the media-specific sub-paragraphs below, but may include any of the following:
 - i. the full EPA Target Analyte List (TAL);
 - i). EPA Target Analyte List excluding cyanide (TAL-Metals);
 - ii. the full EPA Target Compound List (TCL);
 - i). EPA Target Compound List Volatile Organic Compounds (TCL-VOCs);
 - ii). EPA Target Compound List Semi-Volatile Organic Compounds (TCL-SVOCs);
 - iii). EPA Target Compound List Pesticides (TCL-Pesticides);
 - iv). EPA Target Compound List Polychlorinated Biphenyls (TCL-PCBs).
- d). All analytical methods shall use appropriate detection levels to allow comparison to the media-specific screening criteria listed in the "EPA Regional Screening Levels for Chemical Contaminants at Superfund Sites" in effect at the time of sampling. The applicable Protection of Groundwater SSL for soil samples shall be the "MCL-Based SSL", if listed. If the applicable screening criteria are lower than achievable detections levels, the analytical method shall use the lowest achievable detection levels.

- 6). The Work Plan shall include the names, addresses, and telephone numbers of WPH's consulting firm(s), analytical laboratories, and WPH's contact person for matters relating to this Contract and the Work Plan.
 - a). The analytical laboratory shall possess applicable Certification defined in 25A S.C. Code Regs. R.61-81, for the test methods specified in the Work Plan.
 - b). WPH shall notify the Department in writing of any changes concerning the

consulting firm(s), contact person(s), or laboratory identified in the Work Plan.

- 7). The Department will notify WPH in writing of approvals or deficiencies in the Work Plan.
- 8). WPH, or its designee, shall respond in writing within thirty (30) days of receipt of any comments on the Work Plan by the Department.
- 9). WPH shall begin implementation of the Work Plan as soon as reasonably possible after receipt of written approval of the Work Plan by the Department.
- 10). WPH shall inform the Department at least five (5) working days in advance of all field activities conducted pursuant to the Work Plan, and shall allow the Department, or its authorized representatives, to take duplicates of any samples if desired.
- 11). WPH shall preserve items on the Property that may: 1) provide evidence of a Potentially Responsible Party's involvement at the Site; 2) lead to the discovery of other areas of Contamination at the Site; or 3) contain environmental information related to the Site. Such items may include drums, bottles, labels, business and operating records, contracts, Site studies, investigations, and other physical or written materials relating to the Site. WPH shall notify the Department of the location of any such items, and provide the Department with an opportunity to inspect any materials or copy any documents at the Department's expense prior to destruction of said items.

B. Report Logistics

- 1). Report(s) shall be prepared in accordance with accepted industry standards and shall be certified by signature and seal of a Professional Engineer or Professional Geologist duly licensed in South Carolina.
- 2). The Report(s) of assessment and/or corrective measures activities shall include a discussion of investigation methods and any deviations from the

Department approved Work Plan. The Report shall also include tables and figures to summarize all data, a surveyed map documenting sampling locations, documentation of field observations including well core logs, sample descriptions, field screening results, and all laboratory analytical data.

- 3). All Report(s) shall be submitted to the Department in the form of one hardcopy and one electronic copy of the entire Report on a compact disk (in .pdf format).

C. Assess Waste Materials and Segregated Sources:

- 1). WPH shall characterize for disposal any Waste Material and Segregated Sources that may be discovered on the Property at any time during assessment, corrective action, or development activities in accordance with applicable regulations.
- 2). Upon discovery of any Segregated Source that has not yet released all contents to the environment, WPH shall expeditiously stabilize or remove the Segregated Source from the Property.
- 3). WPH shall immediately notify the Department if a release of Contamination occurs as a result of its assessment, stabilization or removal actions. WPH shall assess the impact of the release and take necessary action in accordance with a Department approved plan.

D. Conduct a well survey:

- 1). WPH shall map all public and private wells used for drinking water supply within a one-half mile radius of the Property, and wells used for irrigation or other non-drinking water use within a one-quarter mile radius.
- 2). WPH shall report sufficient information to the Department to allow the Department to secure permission to sample the wells. At a minimum, this information shall include the: 1) Location of the well; 2) Identity and mailing

address of the well owner; and, 3) Telephone number, if publicly available or otherwise known to WPH, of the well owner or occupant of the residence served by the well.

E. Assess soil quality across the Property:

- 1). WPH shall collect one surface soil sample (0-1 foot below ground surface) and one subsurface soil sample (2 foot minimum depth) from each of the following locations:

Taylor's Service Station

- a). One location near each of the storm water drains located downstream of the service station as depicted in Photo 12 of the Phase I ESA performed by PSI and Photograph 7 of the Phase I ESA performed by S&ME, dated November 2006;
- b). One location at each area of stressed vegetation (Phase I ESA, S&ME);
- c). One subsurface location, to be collected 2 feet below ground surface or corresponding to the depth of the piping, whichever is deeper, near the dispenser base and fill port at the southwest corner of the structure (Photograph 5, Phase I ESA, S&ME);
- d). One location at the outfall of the floor drain located in the western service bay;

Vacant Parcel

- e). One location on the Vacant Parcel.

- 2). Unless otherwise specified above, each surface soil sample shall be analyzed for TAL-Metals and SVOCs. Each subsurface sample shall be analyzed for TAL-Metals, VOCs and SVOCs. A minimum of 2 surface and 2 subsurface samples (1 sample location within the area of distressed

vegetation and 1 sample location from the outfall of the floor drain) shall be analyzed for the full EPA-TAL and EPA-TCL.

- 3). Soil quality results shall be compared to the Residential and Industrial Screening Levels and to the applicable Protection of Groundwater SSL.

F. Assess groundwater quality:

- 1). WPH shall assess groundwater quality and flow direction across the Property. Assessment shall include samples from a minimum of 7 newly installed monitoring wells. Specific locations shall be as follows:

Taylor's Service Station

- a). One location west of the service station (permanent well);
- b). One location to the west of the fill ports associated with the former USTs (Photograph 3, Phase I ESA, S&ME) (permanent well);

Vacant Parcel

- c). One location within the approximate center of the Vacant Parcel.
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- 2). Samples from all groundwater monitoring wells shall be analyzed for TAL-Metals, VOCs and SVOCs. In addition, the sample from the well located west of the service station shall be analyzed for the full TAL/TCL parameters. The permanent wells located on the Taylor's Service Station parcel shall be sampled again once the tenant vacates the Property. Sampling shall be performed in accordance with Paragraph F.1, above.
 - 3). Groundwater quality results shall be compared to the primary maximum contaminant level (MCL) standards in the South Carolina State Primary Drinking Water Regulations, R.61-58, or, if not specified in R.61-58, to the Regional Screening Tables values for "Tapwater."

G. Evaluate and control potential impacts to indoor air:

- 1). WPH shall evaluate potential impacts to indoor air if the Department determines significant concentrations of volatile organic compounds are present in the subsurface based on EPA OSWER "Technical Guide for Assessing and Mitigating the Vapor Intrusion Pathway from Subsurface Vapor Sources to Indoor Air" dated June 2015 and supplemental EPA guidance. The Department's evaluation will be constrained towards predicting residential or commercial exposures consistent with the building use and construction on the Property.
- 2). **FUTURE BUILDINGS:** WPH's evaluation shall, unless otherwise agreed to by the Department, consist of collection and analysis of a representative number of soil gas samples from the proposed footprint of buildings to be constructed on the Property over areas potentially subject to Vapor Intrusion. Soil gas samples shall be analyzed for all site related volatile compounds by appropriate methods capable of detecting soil gas concentrations at screening levels indicative of a 10^{-6} risk for shallow gas samples (using a depth-appropriate attenuation factor). The applicable screening concentrations shall be based upon the EPA OSWER "Technical Guide for Assessing and Mitigating the Vapor Intrusion Pathway from Subsurface Vapor Sources to Indoor Air" dated June 2015 and supplemental EPA guidance.
- 3). **EXISTING BUILDINGS:** This evaluation shall, unless otherwise agreed to by the Department, consist of collection and analysis of indoor air samples from within the building during two separate sampling events approximately six months apart. One sample shall be collected per every 1000 square feet of building footprint potentially subject to Vapor Intrusion. One sampling event shall be in the winter. Each sampling event shall include collection of a representative number of indoor air samples for laboratory analysis of all site-related volatile organic constituents. The samples collected for laboratory

analysis may use either active or passive collection methods provided the same protocol is used for both sampling events. The method shall be capable of detecting gas concentrations at screening levels indicative of a 10^{-6} risk. The applicable screening concentrations shall be based upon the EPA OSWER "Technical Guide for Assessing and Mitigating the Vapor Intrusion Pathway from Subsurface Vapor Sources to Indoor Air" dated June 2015 and supplemental EPA guidance.

- 4). The Department may allow WPH to implement vapor intrusion control measures in lieu of the above evaluation, or use alternative evaluation methods that, in the Department's sole discretion, offer a similar degree of data usability.
- 5). WPH shall submit an addendum to the Work Plan detailing the steps for further study and/or remedial or other control management measures to be implemented if the predicted indoor air concentration exceeds a 10^{-6} risk calculated for residential use or, if the Property is used for commercial purposes, occupational exposure (40 hrs/wk, 50 wk/yr, 25 yrs). The Department shall give reasonable consideration of data or other demonstration that shows unacceptable exposures inside the building do not result from the subsurface conditions.

H. Institute reasonable Contamination control measures:

- 1). WPH shall stabilize or remove from the Property any Segregated Sources of Contamination that have not yet released all contents to the environment.
 - a). The contents of the Segregated Sources shall be properly reused or disposed of in accordance with regulations.
 - b). WPH shall document the characterization results and ultimate disposition of the materials to the Department within sixty (60) days of removal of any material from the Property.
- 2). WPH shall take reasonable measures to limit or prevent human exposure to

Existing Contamination on the Property

- a). Corrective measures shall be required for Waste Materials and Contamination present in any media on the Property with concentrations in excess of appropriate human-health risk-based exposure standards with plausibly complete routes of exposure.
- b). The corrective measures shall be proposed in a Corrective Measures Plan to be approved by the Department prior to implementation, and shall be consistent with the intended future use of the Property. Corrective measures may include removal, encapsulation, barriers, or other methods reasonably expected to limit human exposures to the Contamination.
- c). WPH may request Department approval to conduct a site-specific risk assessment to determine levels of Contamination that are acceptable for the intended use of the Property. The risk assessment shall be conducted in accordance with EPA Risk Assessment Guidance for Superfund. Prior to conducting the risk assessment, WPH shall submit for Department approval, an overview of risk assessment assumptions including identification of contaminant exposure routes, the type and duration of possible exposures, the magnitude of exposure, and any data gaps that need to be addressed to complete the risk assessment.
- d). Upon completion of any corrective measures, WPH shall provide a Corrective Measures Report to document satisfactory completion of the corrective measures for Department review and approval prior to obtaining a Certificate of Completion.
- e). In the event that corrective measures include engineering controls that must be maintained or monitored during future use of the Property, a Site Management Plan may be required by the Department. If required, the Site Management Plan shall identify procedures for management of contaminated media that may be encountered as a result of any

disturbance of the engineering controls, and for repair or replacement of the engineering controls.

I. Monitor and/or abandon the monitoring wells:

- 1). WPH shall implement a groundwater-monitoring program if required by the Department. Continued monitoring requirements will be based on the Department's determination of potential adverse effects on nearby receptors, i.e., individuals that are presently or potentially exposed to Contamination.
- 2). The Department will determine the frequency and duration of the monitoring program on a case-specific basis.
- 3). WPH shall abandon the monitoring well(s) when the Department determines there are no further needs for wells. The wells shall be abandoned in accordance with R.61-71 of the South Carolina Well Standards.

HEALTH AND SAFETY PLAN

5. WPH shall prepare and submit under separate cover from the Work Plan, a Health and Safety Plan consistent with Occupational Safety and Health Administration regulations. The Health and Safety Plan shall be submitted to the Department in the form of one electronic copy on compact disk (in .pdf format). WPH agrees that the Health and Safety plan is submitted to the Department only for informational purposes. The Department expressly disclaims any liability that may result from implementation of the Health and Safety Plan by WPH.

PUBLIC PARTICIPATION

6. WPH and the Department will encourage public participation to implement this Contract as follows:
 - A. The Department will provide notice, seek public comment, and initiate a thirty-day claim contribution notification period in accordance with established procedures

consistent with S.C. Code Ann. §44-56-750 upon signature of this Contract by WPH.

B. WPH shall erect a sign at major entrances onto the Property or other locations routinely accessible by the public. The sign(s) shall be erected no later than one day after the Department's public announcement about the Contract in a newspaper of general circulation in the community.

- 1). The sign will state "Voluntary Cleanup Project by Water Property Holdings, LLC under Voluntary Cleanup Contract 15-6344-NRP with the South Carolina Department of Health and Environmental Control." The sign shall provide a brief description of the scope of activities under the Contract, and contact information, including telephone number and address, for a representative of WPH. Contact information for the Department shall state "TOLL-FREE TELEPHONE: 1-866-576-3432".
- 2). All sign lettering must be of sufficient size to be legible with un-aided normal eyesight from the point where the public will normally pass by the Property without intruding onto the Property.
- 3). WPH shall submit photographs of the sign(s) and a Property drawing showing the location(s) of the signs. The photographs shall be submitted to the Department within 10 days of erecting the sign.
- 4). WPH agrees to revise the sign if the Department determines the sign is inaccurate, not legible, or otherwise ineffectively placed.
- 5). WPH shall maintain the sign(s) in legible condition and at visible locations throughout the duration of the Contract period until a Certificate of Completion is issued on the Property.
- 6). The sign(s) may be removed to accommodate building or grading activities; however, WPH shall restore the sign within two (2) days to its original location, or other publicly accessible location upon notice to the Department.

PROGRESS UPDATES

7. WPH shall submit periodic written updates to the Department's project manager until such time as all activities related to the Property are complete pursuant to this Contract. The first update shall be due within 90 days of the execution date of this Contract and semi-annually thereafter.
 - A. The updates may be in summary letter format, but should include information about:
 - 1). The actions taken under this Contract during the previous reporting period;
 - 2). Actions scheduled to be taken in the next reporting period;
 - 3). Sampling, test results, and any other data in summary form, generated during the previous reporting period regardless of whether the data was collected pursuant to this Contract; and,
 - 4). A description of any environmental problems experienced during the previous reporting period and the actions taken to resolve them.
 - B. The Department's project manager may allow an extended schedule between updates based on case specific conditions.

SCHEDULE

8. WPH shall perform all activities and response actions pursuant to this Contract in an expeditious manner. In the event that circumstances cause a delay in implementation of the response actions, the Department may require implementation of interim measures to stabilize Contamination or prevent unacceptable exposures. WPH shall implement the interim measures in accordance with a Department-approved plan.

DECLARATION OF COVENANTS AND RESTRICTIONS

9. WPH or its Beneficiaries shall enter, and record, a Declaration of Covenants and

Restrictions (Declaration) for the Property to restrict the use of the Property from single-family residential dwellings with yards, agricultural, child day care, and adult day care use; and maintain the existing building as an engineering control. Additional restrictions may be required based on the response actions completed under this Contract. The recorded Declaration shall be incorporated into this Contract as an Appendix and shall be implemented as follows:

- A. The Department shall prepare and sign the Declaration prior to providing it to WPH. An authorized representative of WPH or its Beneficiaries shall sign the Declaration within ten (10) days of receipt. All signatures shall be witnessed, and signed and sealed by a notary public.
- B. WPH or its Beneficiaries shall record the executed Declaration with the Registrar of Deeds or Mesne Conveyance for the county where the Property is located.
- C. WPH or its Beneficiaries shall provide a copy of the recorded Declaration to the Department within sixty (60) days of the Department's execution. The copy shall show the date and Book and Page number where the Declaration has been recorded.
- D. In the event that Contamination exceeds levels acceptable for unrestricted use (Regional Screening Levels for residential use) on a portion of the Property, WPH or its Beneficiaries may create a new parcel of that portion of the property that will be subject to the Declaration.
- E. The Declaration shall be noted on the master deed of any planned development for the Property and noted, or referenced thereafter, on each individual deed of property subdivided from the Property and subject to the Declaration.

- F. The Declaration shall reserve a right of entry and inspection for WPH or its Beneficiaries that may be transferred to another single individual or entity for purposes of compliance monitoring.
- 1). WPH or its Beneficiaries shall ensure that the restrictions established by the Declaration remain on any subdivided property.
 - 2). WPH or its Beneficiaries shall create a procedure to provide a single point of contact responsible for documenting current land use and compliance with the Declaration regardless of the Property's ownership status. The procedure shall be reviewed and approved by the Department before it is implemented.
- G. The Declaration shall provide that the Department has an irrevocable right of access to the Property after WPH acquires the Property, and such right of access shall remain until remediation is accomplished for unrestricted use and monitoring is no longer required. Such access shall extend to the Department's authorized representatives and all persons performing response actions on the Property under the Department's oversight.
- H. WPH or its Beneficiaries, or the individual or entity responsible for compliance monitoring, shall annually document the Property's land use and compliance with the Declaration to the Department. The report shall be submitted by May 31st in a manner and form prescribed by the Department.
- I. The Department may amend the Declaration in response to changes in law, completion of remedial actions meeting the applicable standards in effect at the time, or if other circumstances of the Property change; however, said amendment shall not be applied retroactively unless expressly provided for in the legislation. An amendment may strengthen, relax, or remove restrictions based on the Regional Screening Tables in effect at that time; however, the Department

shall not impose a more restrictive condition based solely on changes in the Regional Screening Tables. An amendment to the Declaration shall be duly executed and recorded using procedures similar to those detailed above.

NOTIFICATION

10. All notices required to be given by either party to the other shall be in writing. Each party shall have a continuing obligation to identify a contact person, whose name, address, and telephone number must be updated to the other party, throughout the term of the Contract. Notices by electronic mail or facsimile shall be acceptable if acknowledged in writing by the recipient; with the delivery date being the date of acknowledgment or earlier date if stated in the acknowledgment. All other forms of notice shall be deemed sufficiently given if delivered at the address shown below, or at such place or to such agent as the parties may from time to time designate in writing, by: 1) regular U.S. Mail by which notice shall be deemed to occur seven (7) days after the postmark date; 2) Certified or Registered Mail by which notice shall be deemed to occur on the date received as shown on the receipt; 3) Commercial delivery service company by which notice shall be deemed to occur on the date received as shown on the receipt; or, 4) hand delivery to the other party.

A. All correspondence, notices, work plans, and reports shall be submitted to:

Jerry Stamps
Bureau of Land and Waste Management
2600 Bull Street
Columbia, South Carolina 29201

B. All correspondence and notices to WPH shall be submitted to WPH's designated contact person who as of the effective date of this Contract shall be:

Pete Davis, Manager
Water Property Holdings, LLC
34 Old Ivy Road, Suite 200
Atlanta, Georgia 30342

FINANCIAL REIMBURSEMENT

11. WPH or its Beneficiaries shall reimburse the Department for its public participation costs and for oversight costs of activities specific to this Contract as provided by S.C. Code Ann. §44-56-750 (D). The oversight costs shall include the direct and indirect costs incurred by the Department in implementing the Voluntary Cleanup Program as related to this Contract, and any future amendments thereto, and may include costs related to this Contract and incurred by the Department prior to execution of this Contract. Invoices for oversight costs will be sent to WPH on a quarterly basis. All costs are payable within thirty (30) days of the Department's invoice submitted to:

Pete Davis, Manager
Water Property Holdings, LLC
34 Old Ivy Road, Suite 200
Atlanta, Georgia 30342

- A. Failure to submit timely payment for costs upon receipt of the Department's invoice is grounds for termination of the Contract pursuant to paragraph 16 herein.
- B. Payment for costs incurred by the Department pursuant to this Contract shall become immediately due upon termination of the Contract by any party pursuant to paragraph 16 herein.

ACCESS TO THE PROPERTY

12. WPH agrees the Department has an irrevocable right of access to the Property for environmental response matters after WPH acquires the Property. This right of access remains until such time as remediation is accomplished for unrestricted use and monitoring is no longer required, and shall extend to the Department's authorized representatives and all other persons performing response actions on the Property under the Department's oversight.

CERTIFICATE OF COMPLETION AND COVENANT NOT TO SUE

13. A Certificate of Completion shall be issued to WPH or its Beneficiaries for the Property under this Contract as follows:
 - A. WPH or its Beneficiaries shall request a Certificate of Completion pursuant to S.C. Code Ann. § 44-56-750(C)(1) after the response actions are completed and any required Declarations are recorded pursuant to this Contract. The request shall be in writing and shall report 1) the amount of soil that was removed or remediated on the Property; and 2) the cost of all environmental work conducted pursuant to this Contract.
 - B. Pursuant to S.C. Code Ann. § 44-56-750(C)(1) the Department shall issue the Certificate of Completion with its covenant not to sue upon determining that WPH or its Beneficiaries has successfully and completely complied with the Contract and the voluntary cleanup approved under S.C. Code Ann. § 44-56-710 through 760 (as amended).
 - C. The Department may issue a Provisional Certificate of Completion if the substantive response actions required under this Contract are complete and a required Declaration has been recorded but all actions under this Contract have not been completed due to Property-specific circumstances.

- 1). A Provisional Certificate of Completion will include specific performance standards that WPH or its Beneficiaries shall continue to meet.
- 2). The Provisional Certificate of Completion may include the Department's covenant not to sue for Existing Contamination; however, said covenant shall be automatically revoked if WPH or its Beneficiaries do not satisfactorily complete the requirements of the Contract as stipulated in the Provisional Certificate of Completion.

ECONOMIC BENEFITS REPORTING

14. WPH or its Beneficiaries shall report information to the Department that demonstrates that the activities pursuant to this Contract have been beneficial to the State and community. The report shall be submitted within two (2) years after the execution date of this Contract, and annually thereafter until two (2) years after redevelopment of the Property is complete. WPH shall summarize the new operations at the Property, the number of jobs created, the amount of property taxes paid, and the total amount invested in the Property for property acquisition and capital improvements.

CONTRACT OBLIGATIONS AND PROTECTIONS INURE

15. The terms, conditions, obligations and protections of this Contract apply to and inure to the benefit of the Department, WPH, and its Beneficiaries as set forth below. The following stipulations apply to ensure the transition of all obligations and protections to successive Beneficiaries for any portion of the Property:
 - A. WPH or its Beneficiaries shall provide a copy of this Contract and applicable Appendices to any subsequent Beneficiary. Transmittal of the Contract copy may be via any commonly accepted mechanism.
 - B. If the Certificate of Completion has not been issued, WPH or its Beneficiaries

shall request approval from the Department prior to transferring the obligations and protections of this Contract to a new person or entity. The Department shall not unreasonably withhold its approval upon receipt of a Non-Responsible Party Application for Voluntary Cleanup Contract documenting that the new person or entity:

- 1). Is not a Responsible Party for the Site;
- 2). Has sufficient resources to complete the activities of this Contract;
- 3). Will not use the Property for activities that are inconsistent with the terms and conditions of this Contract,
- 4). Will assume the protections and all obligations of this Contract and,
- 5). Will, in the Department's sole discretion, provide a measurable benefit to the State and the community as a result of this transfer.

C. If the Certificate of Completion has been issued and the portion of the Property is subject to a Declaration or other ongoing obligation pursuant to this Contract, WPH or its Beneficiaries shall provide written notification to the Department identifying the new individual or entity within thirty days after the effective date of the ownership change or other possessory transfer of the Property.

- 1). The notification shall include a signed statement from the new individual or entity that its use of the Property will remain consistent with the terms of the Contract and the Declaration, and that it will assume the ongoing obligations and protections of this Contract.
- 2). This requirement is waived for an individual or entity acquiring a portion of the Property for individual residential or commercial use provided the Declaration is noted on the master deed for the planned development, and the Department has approved the procedure for a single point of contact responsible for documenting current land use and compliance with the Covenant.

CONTRACT TERMINATION

16. WPH, its Beneficiaries, and the Department each reserve the right to unilaterally terminate this Contract by giving thirty days advance written notice to the other party. Termination shall be subject to the following:

A. The Department may not terminate this Contract without cause and before termination, shall provide WPH or its Beneficiaries an opportunity to correct the cause(s) for termination, which may include, but is not limited to, the following:

- 1). Failure to complete the terms and conditions of this Contract;
- 2). Change in WPH's or its Beneficiaries' business activities on the Property or use of the Property that are inconsistent with the terms and conditions of this Contract;
- 3). Failure to submit timely payment for costs upon receipt of the Department's invoice;
- 4). Failure of WPH or its Beneficiaries to implement appropriate response actions for additional Contamination or releases caused by WPH or its Beneficiaries;
- 5). Knowingly providing the Department with false or incomplete information or knowing failure to disclose material information;
- 6). Failure by WPH or its Beneficiaries to obtain the applicable permits from the Department for the response actions or other activities undertaken at the Property pursuant to this Contract; or,
- 7). Failure by WPH or its Beneficiaries to make material progress toward the expansion, redevelopment, or reuse of the property as determined by the Department upon consideration of WPH's or its Beneficiaries' marketing efforts, regional economic conditions, and other pertinent information on the Property.

B. Should WPH or its Beneficiaries elect to terminate, that party shall certify to the

Department's satisfaction that any environmental or physical hazards caused or contributed by WPH or its Beneficiaries have been stabilized or mitigated such that the Property does not pose hazards to human health or the environment.

- C. Termination of this Contract by any party does not waive the Department's authority to require response action under any applicable state or federal law.
- D. Termination of this Contract by any party does not end the obligations of WPH or its Beneficiaries to pay costs incurred by the Department pursuant to this Contract. Payment for such costs shall become immediately due.
- E. Upon termination, the protections provided under this Contract shall be null and void as to any party who participated in actions giving rise to termination of the Contract. Revocation of protections shall also apply to that party's lenders, parents, subsidiaries, and successors, including lessees, heirs, devisees, and other parties taking an interest in the Property through that party who participated in actions giving rise to termination of the contract. The protections will continue for any party who has received protections through a Certificate of Completion for this Contract, and who did not participate in the actions giving rise to the termination.

ENTITLEMENT OF PROTECTIONS AND BENEFITS

17. WPH and its Beneficiaries are entitled to the protections and benefits in regard to Existing Contamination provided by South Carolina statutes as follows:

- A. Effective on the date this Contract is first executed by the Department:
 - 1). Protection from contribution claims under CERCLA Section 113.42 U.S.C. § 9613 and § 44-56-200, et seq.
 - 2). Protection from third-party claims as provided by S.C. Code Ann. § 44-56-

750(H).

- 3). Eligibility to file annual application for Voluntary Cleanup Activity Tax Credits pursuant to S.C Code § 12-6-3550.

B. Effective on the date the Certificate of Completion is issued by the Department.

- 1). The Department's covenant not to sue WPH and its Beneficiaries for Existing Contamination but not for any Contamination, releases and consequences caused or contributed by WPH or its Beneficiaries.
- 2). Specific tax credits or additional benefits expressly contingent in South Carolina statutes on issuance of the Certificate of Completion.

C. These Protections and Benefits do not apply to any Contamination, releases, and consequences caused or contributed by WPH or its Beneficiaries. The Department retains all rights under State and Federal laws to compel WPH and its Beneficiaries to perform or pay for response activity for any Contamination, releases and consequences caused or contributed by WPH or its Beneficiaries.

RESERVATION OF RIGHTS BY THE DEPARTMENT

18. Nothing in this Contract is intended to be, or shall be construed as, a release or covenant not to sue for any claim or cause of action, past or future, that the Department may have against any person, firm, or corporation other than WPH and its Beneficiaries. The Department reserves the right to undertake future response actions at the Site and to seek to compel parties, other than WPH and its Beneficiaries, to perform or pay for response actions at the Site. Nothing in this Contract shall in any way restrict or limit the nature or scope of response actions that may be taken or be required by the Department in exercising its authority under State and Federal law.

RESERVATION OF RIGHTS BY WPH

19. WPH retains all rights to assert claims in law or equity against any person, company, or entity with respect to the Property, except as limited elsewhere by this Contract. WPH and its Beneficiaries specifically deny responsibility for response costs or damages resulting from Existing Contamination except for Contamination, releases, and consequences they cause or contribute. However, WPH and its Beneficiaries agree to undertake the requirements of this Contract.

BURDEN OF PROOF

20. WPH and its Beneficiaries shall have the continuing obligation to demonstrate that any newly discovered Contamination is not caused or contributed by WPH or its Beneficiaries. WPH and its Beneficiaries shall make this demonstration to the Department's satisfaction in accordance with State or Federal Law applicable to such newly discovered Contamination. For purposes of this clause, newly discovered Contamination means finding types of Contamination not previously identified at the Property or substantially higher concentrations of Existing Contamination.

LIMITATION OF CLAIMS BY WPH AND ITS BENEFICIARIES

21. In consideration of the protections from the Department under this Contract, WPH and its Beneficiaries agree not to assert any claims or causes of action against the Department or to seek other costs, damages, or attorney's fees from the Department arising out of activities undertaken at the Property pursuant to this Contract. This limitation shall not extend to any claims or causes of action resulting from the Department's intentional or negligent acts or omissions, or the Department's willful breach of this Contract.

[Remainder of page left blank]

SIGNATORS

22. The signatories below hereby represent that they are authorized to and do enter into this Contract on behalf of their respective parties.

**THE SOUTH CAROLINA DEPARTMENT OF HEALTH
AND ENVIRONMENTAL CONTROL**

BY:

DATE:

Daphne G. Neel, Chief
Bureau of Land and Waste
Management

DATE:

Reviewed by Office of General Counsel

WATER PROPERTY HOLDINGS, LLC

BY:

DATE:



8/5/15

D. Peter Davis, Manager
Printed Name and Title

APPENDIX A

Water Property Holdings, LLC

Application for Non-Responsible Party Voluntary Cleanup Contract

June 4, 2015



Non Responsible Party Application for Voluntary Cleanup Contract

I. Applicant Information

1. Applicant is a: ☒ Single Entity ☐ Co-Entity (Each Co-Entity must complete items 1-8)
2. Applicant Type: ☐ Private Individual /Sole Proprietorship ☒ For-profit Business (Corp., Partnership, etc.) ☐ Tax-Exempt Trust/ Corporation/ Organization ☐ Government / Other Public Funded Entity

3. Applicant's Legal Name Water Property Holdings, LLC

4. Contract Signatures for this Applicant

a. Authorized Signatory

D. Pete Davis Manager pete@peachtreeinv.com

Name Title Email
34 Old Ivy Road, Suite 200 404-495-4553 404-824-4337

Address Phone1 Phone2
Atlanta GA 30342

City State Zip

b. Other Signatories ☐ None

Name	Title	Phone	Email	Signature Required On Contract?
Steve Bush	Principal	(404) 495 - 4552	steve@peachtreeinv.com	<input type="checkbox"/>
		() -		<input type="checkbox"/>
		() -		<input type="checkbox"/>

5. Physical Location of Applicant's Headquarters

Same as above

Street address Suite Number

City State Zip

6. Mailing address: ☒ Same as Authorized Signatory Go to question 7

Contact person (if different from Authorized Signatory) Title

Street Number or PO Box Phone1 Phone 2

City State Zip Email

7. Company Structure Information ☐ Not-applicable (Local Government, Sole Proprietorship, Private Individual) - Go to Question #8

a. Company is Incorporated/ Organized/ Registered in Delaware (state)

b. List all principals, officers, directors, controlling shareholders, or other owners with >5% ownership interest.

Attach additional pages if needed.

Name	Name
<u>Coal Land Management, LLC</u>	
<u>Green Zone Investments, LLC</u>	

c. Is the applicant a subsidiary, parent or affiliate of any other business organization not otherwise identified on this form?
☒ Yes ☐ No

d. If yes, identify all affiliations: Peachtree Investment Solutions, LLC

8. Non-Responsible Party Certification

By signature below, it is affirmed that no person or entity identified anywhere above:

1. Is a current owner of the property
2. Is a Responsible Party for the site
3. Is a parent, successor, or subsidiary of any Responsible Party or owner of the property
4. Has had any involvement with the property in the past other than activities performed in anticipation of participation in the Voluntary Cleanup Program

Authorized Signatory

Co Signatories

II. Property Information

9. Location

a. Physical Address Leitner Street and Hickman Street, Graniteville

b. County Aiken

c. ☒ Property is outside any municipal boundaries ☐ Property is inside the municipal limits of _____
(town/city)

10. List any Companies or Site names by which the Property is known

Taylor Service Station (Taylors Gulf)

11. Total Size of Property Covered by this Contract approx. 1.24 Acres

12. How many parcels comprise the Property? 2

13. Current Zoning (general description)

RUD (Rural Development)

14. a. Does the property have any above- or below-ground storage tanks? ☐ Yes ☒ No

b. If Yes, provide information on the number and capacity of the tanks, their contents, and whether they will be retained, or closed and/or removed.

One propane UST on the eastern side of the Taylors building. The UST is not currently in use and will not be used following transfer of the property.

A 150-gallon waste oil AST and a 220-gallon new oil AST are located in the western service bar of Taylors Service Station and will continue to be used following transfer of the property.

15. Parcel Information Complete the information below for each Parcel (attach additional sheets if needed)

a. Tax Map Parcel# 069-06-04-003
b. Acreage Approx. 0.36
c. Current Owner Community Environment
d. Owner Mailing Address 100 Rogers Terrace
Aiken, SC 29801
e. Contact Person for Access Joan Hartley
f. Access Person's Phone # 803-540-2129
g. Is Parcel Currently Vacant? ☒ Yes ☐ No
h. Buildings on the parcel? ☒ None
(check all that apply) ☐ Demolished/Ruins
☐ Intact, To be demolished
☐ Intact, To be re-used
i. Business/facility operations ☐ Never Operated on the parcel
☐ Not operating since _____
(approx date)
☐ In operation: nature of the
business _____

a. Tax Map Parcel# 069-06-40-001
b. Acreage approx. 0.88
c. Current Owner Community Environment
d. Owner Mailing Address 100 Rogers Terrace
Aiken, SC 29801
e. Contact Person for Access Joan Hartley
f. Access Person's Phone # 803-540-2129
g. Is Parcel Currently Vacant? ☐ Yes ☒ No
☐ None
h. Buildings on the parcel? ☐ Demolished/Ruins
(check all that apply) ☐ Intact, To be demolished
☒ Intact, To be re-used
i. Business/facility operations ☐ Never Operated on the parcel
☐ Not operating since _____
(approx date)
☒ In operation: nature of the
business vehicle maintenance

a. Tax Map Parcel# _____
b. Acreage _____
c. Current Owner _____
d. Owner Mailing Address _____
e. Contact Person for Access _____
f. Access Person's Phone # _____
g. Is Parcel Currently Vacant? ☐ Yes ☐ No
☐ None
h. Buildings on the parcel? ☐ Demolished/Ruins
(check all that apply) ☐ Intact, To be demolished
☐ Intact, To be re-used
i. Business/facility operations ☐ Never Operated on the parcel
☐ Not operating since _____
(approx date)
☐ In operation: nature of the
business _____

a. Tax Map Parcel# _____
b. Acreage _____
c. Current Owner _____
d. Owner Mailing Address _____
e. Contact Person for Access _____
f. Access Person's Phone # _____
g. Is Parcel Currently Vacant? ☐ Yes ☐ No
☐ None
h. Buildings on the parcel? ☐ Demolished/Ruins
(check all that apply) ☐ Intact, To be demolished
☐ Intact, To be re-used
i. Business/facility operations ☐ Never Operated on the parcel
☐ Not operating since _____
(approx date)
☐ In operation: nature of the
business _____

a. Tax Map Parcel# _____
b. Acreage _____
c. Current Owner _____
d. Owner Mailing Address _____
e. Contact Person for Access _____
f. Access Person's Phone # _____
g. Is Parcel Currently Vacant? ☐ Yes ☐ No
☐ None
h. Buildings on the parcel? ☐ Demolished/Ruins
(check all that apply) ☐ Intact, To be demolished
☐ Intact, To be re-used
i. Business/facility operations ☐ Never Operated on the parcel
☐ Not operating since _____
(approx date)
☐ In operation: nature of the
business _____

a. Tax Map Parcel# _____
b. Acreage _____
c. Current Owner _____
d. Owner Mailing Address _____
e. Contact Person for Access _____
f. Access Person's Phone # _____
g. Is Parcel Currently Vacant? ☐ Yes ☐ No
☐ None
h. Buildings on the parcel? ☐ Demolished/Ruins
(check all that apply) ☐ Intact, To be demolished
☐ Intact, To be re-used
i. Business/facility operations ☐ Never Operated on the parcel
☐ Not operating since _____
(approx date)
☐ In operation: nature of the
business _____

III. Property Redevelopment

16. Describe the intended re-use of the property:
(attach additional sheets if necessary)

TMS 069-06-40-001 is currently under lease for use as an automobile maintenance shop. Following transfer of the property, the lease will continue. Upon termination of the lease, the property will be developed in support of applicant's redevelopment of other property in the vicinity. The other parcels will also be developed in support of applicant's redevelopment of other property in the vicinity.

17. a. Will the future use include any chemical processes, petroleum or chemical storage and handling, on-site waste disposal, or generate any hazardous substances? ☒ Yes ☐ No
b. If Yes, identify the substances and discuss steps that will be taken to prevent their release to the environment.
Current uses of petroleum and chemicals products at the Taylors Service Station will continue.

18. Will redevelopment lead to the creation of permanent jobs on the property? ☒ Yes Anticipated Number unknown
☐ No

19. Projected Increase to the Tax Base as a result of this redevelopment: \$ unknown

20. a. Will there be Intangible benefits from this redevelopment such as:
☐ LEED, Earth Craft, EnergyStar, or similar certification of Sustainable Development
☐ Creation / Preservation of Green Space on the Property
☐ Deconstruction/ Recycling of demolition or building debris
☒ Other _____

- b. Please Describe:

This property will be redeveloped in support of applicant's overall redevelopment plans for the former Gregg and Granite Plants and the current use of the Hickman property.

21. Anticipated date of closing or acquiring title to the property 7 / 31 / 2015

22. Redevelopment Certification

By signature below, the applicant(s) affirm that their proposed use and activities will not knowingly aggravate or contribute to existing contamination or pose significant human health or environmental risks on the property.



Signature(s)

IV. Project Management And Financial Viability (Co-Entities, refer to instruction sheet)

23. Environmental Consulting Firm
☒ None as of this application date

Company _____

Address _____

City _____

State _____

Zip _____

Project Contact1 _____

S.C PE/PG Reg. # _____

Phone1 _____

Phone 2 _____

email _____

Project Contact 2 _____

S.C PE/PG Reg. # _____

Phone1 _____

Phone 2 _____

email _____

24. Legal Counsel (Optional)

Tommy Lavender/Nikki Setzler

Firm

Nexsen Pruet/Setzler & Scott

803-253-8233

803-796-1825

Attorney

Phone1

Phone 2

1230 Main Street, Suite 700

Columbia

SC

29201

tlavender@nexsenpruet.com

Street Number or PO Box

City

State

Zip

email

25. Applicant's Billing Address ☒ Same as Contact person in #6 above Go to question #26

Financial Contact

Title

Company

Phone

Address

City

State

Zip

26. Financial Viability

By signature(s) below, the applicant agrees to:

1. Pay the Department's costs upon receipt of invoices for implementing the Voluntary Cleanup Program for this Property, and
2. Provide financial statements, if requested, to document financial viability to conduct the response actions on the Property.

☐ Waiver Requested (Check Box If applicable)

The applicant is a Local Government or qualifies as a 501(c) Non-Profit Organization, and requests waiver of some Departmental costs of implementing this contract.


 Signatures

V. Application Completion (The following are required along with this form. Check applicable boxes)

27. The Legal Description of the Property is attached as a: ☒ Plat Map ☐ Metes and Bounds Text ☐ Both

28. The Phase I Environmental Site Assessment Report is attached as a:

☒ New report completed in the past six months by PSI

(Name of Environmental Firm)

☐ Older report updated in the past six months by _____

(Name of Environmental Firm)

29. Environmental sampling data and other reports: (check one)

☐ The Applicant is not aware of any environmental testing on the property☒ The Applicant believes the Department already has all environmental data in its files on: Taylor Gulf☐ The Following reports are attached:

(Site Name)

Report Date

Report Name

Environmental Firm

30. Mailing addresses of Former Owners, Operators and other Potentially Responsible Parties:(check one)

☐ Enclosed with this Application as an Attachment☒ Will be submitted along with (or before) the signed contract

31. The applicants attest by signature below that this application is accurate to their best knowledge. Furthermore, the applicants request DHEC evaluate the Property for inclusion in the Brownfields Voluntary Cleanup Program and draft a Non-Responsible Party Contract for the Property.


 Signature(s)

This Section for Department Use Only

Assigned File Name		
Eligible for NRP Contract	Y N	
Assigned File Number		
Assigned Contract Number		

PROPERTY DESCRIPTION

All those certain pieces, parcels, lots or tracts of land, together with the improvements thereon situate, in the Village of Graniteville, County of Aiken and in the State of South Carolina, said lots designated as "PARCEL 'C-1'" totaling .8838 Ac." on a plat entitled "ALTA/ASCM LAND TITLE SURVEY FOR PARCEL 'C-1'" prepared by Hass & Hilderbrand, Inc. dated July 21, 2015, attached hereto, and "PARCEL 'K-1'" totaling 0.3641 ac. a plat entitled "ALTA/ASCM LAND TITLE SURVEY FOR PARCEL 'K-1'" prepared by Hass & Hilderbrand, Inc. dated July 21, 2015, attached hereto.

Aiken County TMS Nos. 069-06-40-001 and 069-06-04-003

They state to De Sel of the knowledge, information and fact the heavy March harvest was made in accordance with the instructions of the common elements council for the profits of land harrying in South Carolina, and would be ready to contribute for a Cross & survey of specified parish, who they are to immediately, previously, or to back affecting the property after these above stated.

WM No. 6566

TOTAL AREA
15,860 sq. ft.
0.3641 Ac.

PARCEL "K-1"
LEGAL DESCRIPTION

All that certain piece, parcel or tract of land situated, lying and being located in the Village of Greenville, County of Aiken, State of South Carolina known as Parcel "K-1" being more fully described as follows:

Commencing at a P.M.C. well set at the Eastern Right-of-Way of Hickman Street and the Northeastern Right-of-Way of Main Street (labeled and known as the Point of Beginning (P.O.B.))

Thence N 10°00'00" E for a distance of 118.74' to a 45 corner iron pin set;

Thence N 08°10'00" E for a distance of 196.44' to a 45 corner iron pin set;

Thence S 87°03'00" E for a distance of 158.04' to a 45 corner iron pin set found at a pole on a curve;

Said curve thence to the Southeast through an angle of 19°33'59", a radius of 498.58', an arc length of 228.97', whose chord bears S 39°14'17" W for a distance of 123.81' to a 45 corner iron pin set at a point of reversal curvature;

Said curve being thence to the Northeast through an angle of 81°13'25", a radius of 187.17', an arc length of 16.92' whose chord bears S 49°27'30" W for a distance of 16.92' to a P.M.C. well found;

Returning to the Point of Beginning

The above described Parcel of Land contains
a Total of 0.3641 Acres / 15,860 sq. ft.

PARCEL "C"
S.C. No. 88-06-00-000
CHRIST CENTRAL
MINISTRIES, INC.
P.O. BOX 100
P.O. BOX 100
P.O. BOX 100

PARCEL "D"
S.C. No. 88-06-00-000
COMMUNITY
ENVIRONMENTAL
COMPANY, LLC
P.O. BOX 100
P.O. BOX 100
P.O. BOX 100

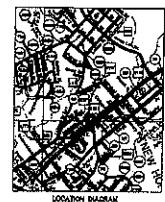
P.O.B.

SPECIAL NOTE
PROPERTY LIES WITHIN
ELECTRIC PLANT



GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.



AIRIAL PHOTOGRAPH
SCALE 1" = 200'

BOUNDARY SURVEY

PARCEL "K-1"

PROPERTY LOCATED IN THE
VILLAGE OF GREENVILLE
Aiken County, South Carolina
Surveyed and Platted by
SCALE 1" = 40' DATE: DEC 6, 2004
SEE SITE: A-127-200 (NAME CHANGE)

PREPARED FOR:
**COMMUNITY
ENVIRONMENTAL
COMPANY, LLC**
S.C. No. 88-06-00-000

PREPARED BY:
HASS & HENDERBRAND, Inc.
P.O. BOX 100, BOX 100
Aiken, S.C. 29801 (803) 649-1316

**DEED
REFERENCE**
RECORD BOOK 4189/18

REFERENCE
NOTICE: PART OF PARCEL C
BY TONY L. CARP, JR. & ASSOC.
DIVIDED INTO 3 LOTS AND FORMED
IN PLAT BOOK 33 PAGE 244.

- SITE NOTES:**
- 1) PROPERTY HAS ACCESS TO A PUBLIC ROAD
MAINTAINED BY S.C.D.O.T.
 - 2) WATER AND SEWER LINES ARE LOCATED ON
OR NEAR THE PROJECT SITE.
 - 3) THERE IS NO 100' FLOOD PLAIN ON SITE.
 - 4) USDEVELOP EVIDENCE OF PROJECT AREA
USED AS SOLID WASTE DUMP SITE.

Aiken County Planning Dept.

This plat was submitted to the Aiken County Planning Department for review and approval. The plat was approved on 12/15/04. The plat was approved on 12/15/04. The plat was approved on 12/15/04.

APPROVED FOR THE
COUNTY PLANNING DEPARTMENT
ON 12/15/04
S. J. [Signature]
PLANNING DEPARTMENT

- LEGEND**
- PROPERTY CORNER FOUND
 - PROPERTY CORNER SET
 - PROPERTY CORNER SET
 - REMARK: 100' FZ
 - UTILITY FILE
 - SEWER MANHOLE
 - WATER WELL
 - WATER METER
 - WATER VALVE
 - DRAINAGE
 - GRAVEL ALLEY
 - ELECTRIC BOX
 - ALL PROPERTY CORNERS FOUND
ARE THE 2 PLATTA WORN P.O.B.

NOTES:
1. This plat was submitted to the Aiken County Planning Department for review and approval. The plat was approved on 12/15/04. The plat was approved on 12/15/04. The plat was approved on 12/15/04.

SH No. 03040